

Letter From The Executive Director

Last year was another good year for the Detroit Housing Commission as we succeeded in providing quality basic services while advancing our plans to create innovative mixed-income communities at our HOPE VI sites.

In complying with the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP), we earned a ranking as a standard performer for both measures and increased our annual PHAS score by 20%.

We have advanced our development plans for our HOPE VI programs at Woodbridge Estates (formerly Jeffries Homes) and Herman Gardens. At Woodbridge Estates, our developer, Scripps Park L.L.C., will build 658 units of mixed-income housing on site while our partner, Core Cities Nonprofit Development Corporation, will build infill housing in the surrounding community. We have also hired a program manager for Herman Gardens who will create a plan for a mixed-income community there, and we expect to continue work at the Villages at Parkside.

Beyond HOPE VI, we continued improving the quality of housing we provide at our senior and family sites. We have completed total revitalization at three senior sites including Woodbridge Estates Senior Village, Forest Park, and Warren West, and we are about to begin work at Conner Waveney. At our family sites we have performed extensive rehabilitation work at Douglass, Diggs, and Smith Homes and the Scattered Sites, as well as other renovations. The Charles Terrace community is in the demolition phase which will be followed by a new development program.

Our residents are provided with economic and self-improvement opportunities. We helped to create thirteen new resident-owned businesses and usable programs such as the pre-apprenticeship and home ownership programs. We offered an array of services for our young people including computer labs, a scholarship program, a Black College Tour, Midnight Basketball, Midnight Golf, gymnastics tumbling and leadership training programs. Life skills mentoring accompanies all of these programs.

We look forward to accomplishing even more in the upcoming year.

Sincerely,

John Nelson, Jr.

John Nelson, Jr.

Executive Director

